

Legislation Details (With Text)

File #: 2019-2635 **Name:**

Type: Public Hearing - Sworn **Status:** Agenda Ready

File created: 3/8/2019 **In control:** City Council - Regular Session

On agenda: 4/2/2019 **Final action:**

Title: Public Hearing: Application #PL2019-022 - Preliminary Development Plan and Application #PL2019-021 - Special Use Permit for indoor climate-controlled storage facility - Extra Space Lee's Summit, 700 SE Oldham Court; Hernly Associates, Inc., applicant.

Sponsors: Planning and Special Projects

Indexes:

Code sections:

Attachments: 1. Planning Commission Minutes, 2. Applicant Presentation, 3. Staff Letter, 4. Transportation Impact Analysis, 5. Traffic Study, 6. Civil Plan, 7. Landscape Plan, 8. Photometric Plan, 9. Elevations, 10. Special Use Permit Criteria, Comprehensive Narrative, and Additional Special Conditions, and Modification Requests provided by Applicant, 11. Photo of surrounding property, 12. Photo of surrounding property, 13. Photo of surrounding property, 14. Photo of surrounding property, 15. Data Table comparing and contrasting previous application, 16. Neighborhood Meeting Information, 17. Location Map

Date	Ver.	Action By	Action	Result
3/14/2019	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2019-022 - Preliminary Development Plan and Application #PL2019-021 - Special Use Permit for indoor climate-controlled storage facility - Extra Space Lee's Summit, 700 SE Oldham Court; Hernly Associates, Inc., applicant.

Issue/Request:

The applicant proposes a preliminary development plan and special use permit for an indoor climate controlled storage facility located east of SE Hamblen Rd on the north side of SE Oldham Pkwy. The property is an infill vacant platted lot zoned CS (Commercial Services District) that was the location of an outdoor sales business for manufactured homes that ceased operation in 2009.

The facility is comprised of one (1) indoor climate controlled building totaling 684 units. The color palette and materials for the proposed 127,288 sq. ft. building includes dark gray brick masonry, prefinished metal in slate and ash gray, and fiber cement panel system in slate gray. The indoor facility is a drive-through facility where the customer can enter the building with their car or truck and unload directly adjacent to the elevator. The anticipated operation hours for the storage facility are from 6:00 a.m. to 10:00 p.m.

A modification is requested for the floor area ratio (FAR). Staff supports the requested modification.

The applicant requests a 25 year time period. Staff supports the requested time period.

-127,288 square feet - one (1) building

-62% proposed overall impervious coverage - 80% maximum recommended impervious coverage

-38% proposed overall open area - 20% minimum recommended open area

-1.01 proposed overall FAR - 0.65 maximum allowed FAR in the CS district

-4 parking spaces required - 38 parking spaces provided

Josh Johnson, AICP, Assistant Director of Plan Services
Stan Hernly, Applicant

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan and special use permit, subject to the following:

1. A conditional building material shall be approved to allow concealed fastener architectural wave metal panels as shown on the preliminary development plan.
2. A modification shall be granted to the maximum allowable 0.65 FAR in the CS district, to allow 1.01 FAR.
3. The glass windows on the building shall be opaque.
4. Development shall be in accordance with the preliminary development plan date stamped February 19, 2019.
5. The special use permit shall be granted for a period of 25 years.

Committee Recommendation: At the March 14, 2019 Planning Commission meeting a motion was made by Commissioner Gustafson, seconded by Commissioner Sims, that **Appl. #PL2019-022 - Preliminary Development Plan and Appl. #PL2019-021 - Special Use Permit for indoor climate-controlled storage facility - Extra Space Lee's Summit, 700 SE Oldham Ct.; Hernly Associates, Inc., applicant**, be recommended for approval to the City Council-Regular Session, due back on 4/2/2019. The motion carried unanimously.